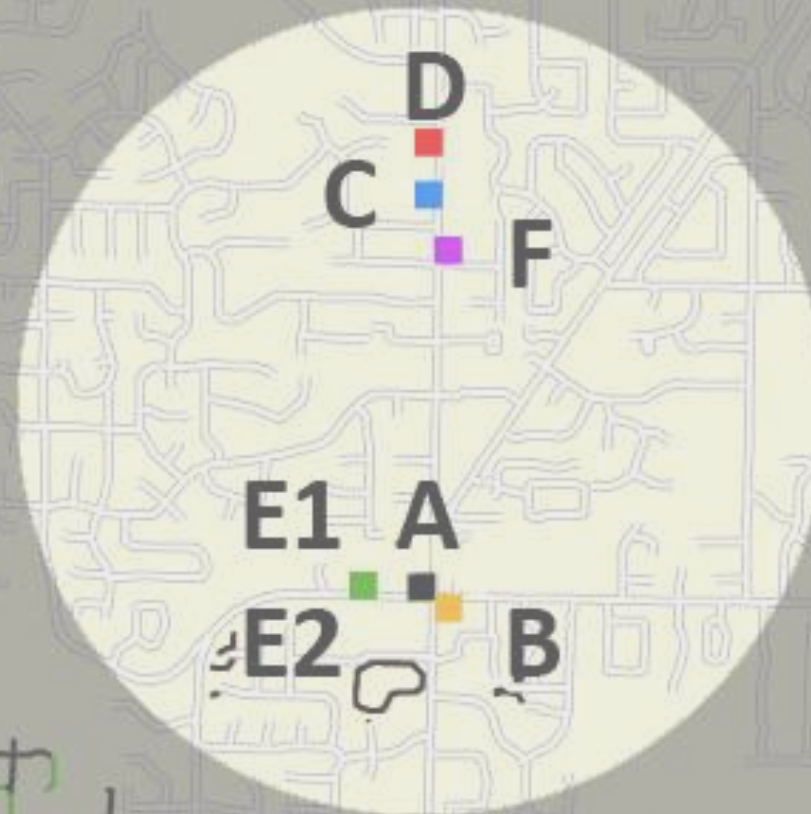


NORTH KIRKLAND FIRE STATION SITING ANALYSIS

CITY OF KIRKLAND - November 18th, 2014



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NORTH KIRKLAND FIRE STATION SITING ANALYSIS

Goal of Tonight's Presentation

- To Determine 1 or 2 Preferred Sites for Further Study

GOAL

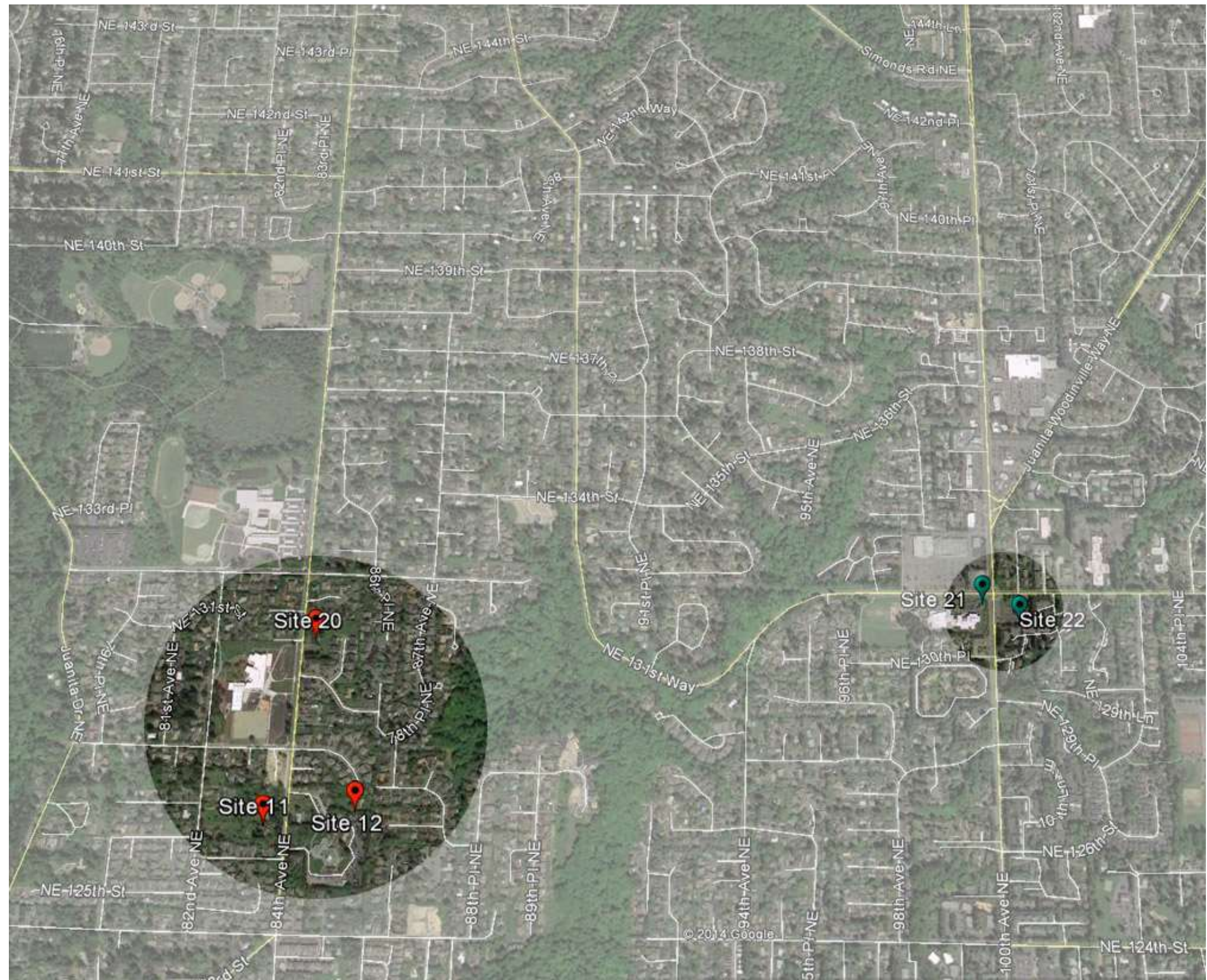
fire station siting analysis

- The study evaluates consolidated single and dual station options
- A long list of 22 sites were identified in the NW Part of the City

PROCESS

SITE #	ACRES	OWNER	ADDRESS	PHONE	ZONING	PARCEL #	NOTES
2	1.03	Desert Dogs LLC	NE 141st St		RMA 3.6	3579800549	Vacant, Considerable topo
3	1.5+/-	Presbyterian Church + Adjacent	7718 NE 141st		RSA 4	2426049077	Property east of stream and probably uincluding two houses. Stream setback unknown at this time. Sight lines OK
4	0.80	76th PI NE Assembled 4 Houses	7807 NE 141st PI		RSA 6	6599500210, 200, 220, 230	Four houses. Drive through possible with access on NE 141st Place. Sight lines OK
5	1.15+	81st PI to 82nd PI Assembled 6 Houses	14102 81st PI NE		RSA 6	1112700010	Six houses assembled street to street. Sight lines OK. Close to existing station site
6	3.00	Buckner	8421 NE 142nd		RSA 6	6675500230	Large lot with a significant low wetland or lake. Would be a station / park. Close to existing station
7	1.10	Expanded Existing Station	8411 NE 141st St. Facing 84th Ave NE		RSA 6	6675500210	Three assembled houses (or fewer) Well located. Good access and topo
8	Placeholder						
9	Placeholder						
10	1.5 +/-	LW School District LDS Church	7910 132nd St and adjacent		RSA 4	2426049034	Excess school property. Not surplussed. Lease only. Considerable topo and land loss
11	1.74 +/-	Check, Walker, Stump. Large lots S of Sandburg	12637 84th Ave NE		RSA 8	3840700460	Assemble 2 houses. Large lots S of Sandburg Elementary. Reasonably flat. Kirkland land use permit posted
12	1.28 +	O'Dell - Possibly with adjacent church property	8527NE 127th St		RSA 4	3026059283	House set back behind Vianney Church's N driveway. Would require access reconfiguration. Ample land
13	0.70	Thompson	12520 84th Ave NE		RSA 8	3026059008	Lot fronting 84th in front of the S driveway to Vianney Church. Possibility of additional parking behind if agreement with church
14	.86+	Roach, Richardson	8205 NE 128th St		RSA 6	3840700502, 507	House across from Sandburg Elementary with vacant lot behind. 1.7 Ac if assemble the properties east to 83rd Ct
15	6+/-	Kosalos, Van Engle	Juanita Dr N of NE 133rd PI		RSA 4	2426049033, 9032, 9152,	Low undeveloped property east of Juanita Dr. Stream runs from the NE to SW where it enters a culvert (obscured visual observation)
16	0.75	Lees	12634 Juanita Dr		RSA 8	3840700659, 0720	Property N of Radke. Juanita Drive. Fast moving traffic. Sight lines OK
17	1.2 +	Radke	12622 Juanita Dr		RSA 8	3840700665, 0735, 0658	Various possibilities with Radke properties. Fast moving traffic. Sight lines OK
18	1.56	Sears	12831 Juanita Dr		RSA 4	3840700290	Low property below street grade. Fast moving traffic. Sight lines OK
19	3.5+/-	Radke	12432 Juanita Dr		RSA 8	3840700755, 0758, 0685	Fast moving traffic. Sight lines OK
20	1.53	Seawest Investment LLC	13022084th Ave NE		Rsa 4	3026059189, 9060, 9130	King County land use sign (old) Under contract to a developer according to realtor. Across from Sandburg Elementary
21	0.58	Supervalu	9826NE 132nd St. (Albertsons)		BC 1	192605 9157	Albertson's sub-lease for an additional 16 years. This site will require additional land. Topo is a consideration
22	1.39	Juanita Community Church	10007 NE 132nd St		PR 3.6(2)	292605 9127	Church would move if there were an equal or better alternative. Includes church office house on corner. Topo is a consideration

- Based on the Standard of Coverage and Deployment Plan (SOCDP), 2 sites added
- SOCDP suggests a dual station model keeping station 25 open



PROCESS

fire station siting analysis

- Council supports dual station model w/ station 25 open
- 3 sites (11, 12, 20) eliminated
- 4 sites added for study (23, 24, 25, 26)
- Sites renamed A-F

21 = A	24 = D
22 = B	25 = E1, E2
23 = C	26 = F



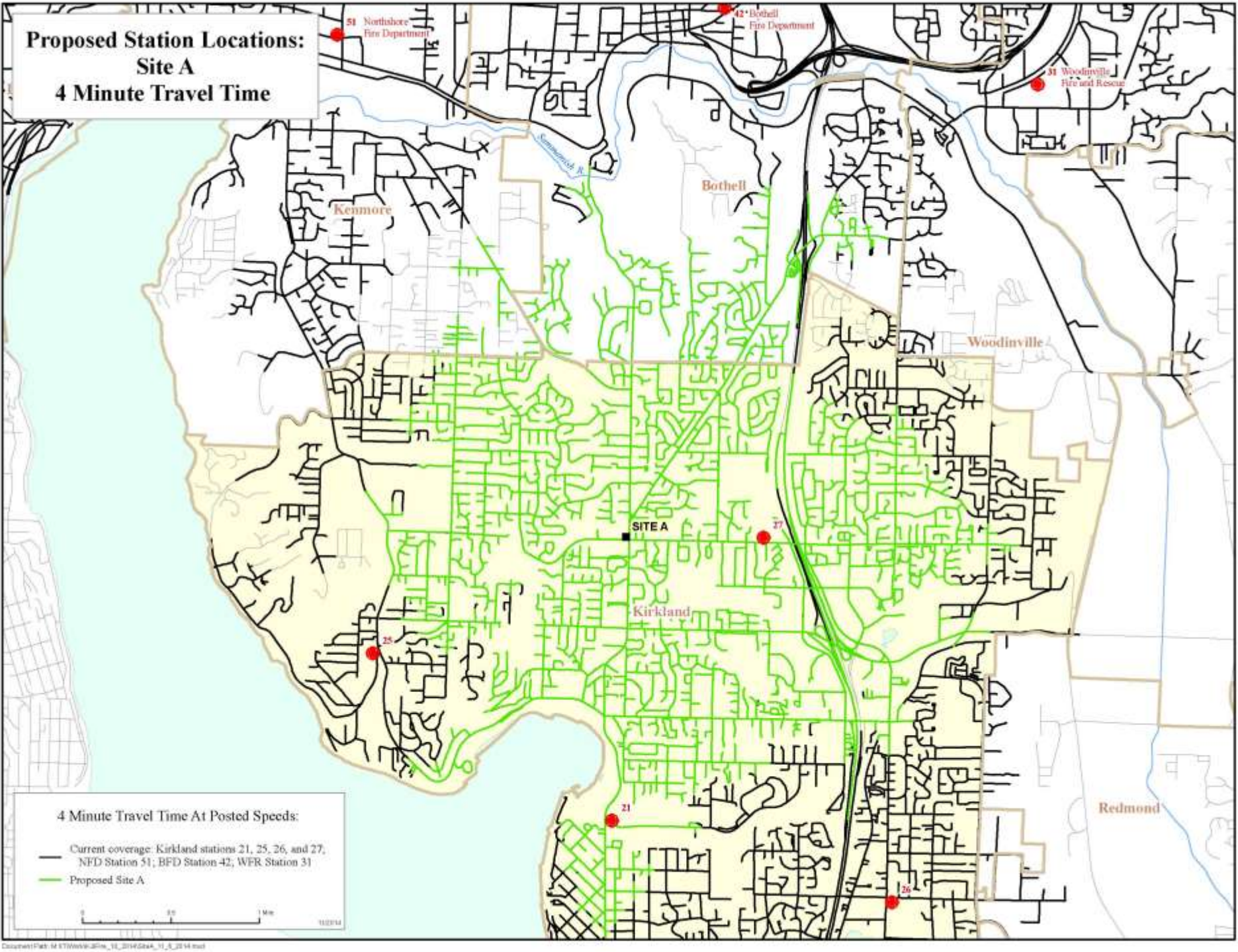
- Site Locations

SITE ID		ADDRESS	AREA (ACRES)
A	Gas Station	9950 NE 132 ND ST	0.71
B	Church	10007 NE 132 ND ST	1.40
C	Residential 1	14207 100 TH AVE NE	2.39
D	Residential 2	14237 & 14239 100 TH Ave NE	1.09
E1	Rite Aid Partial	9820 NE 132 nd ST	1.09
E2	Rite Aid Full	9820 NE 132 nd ST	2.52
F	Public	14000 block of 100 th Ave NE	1.27

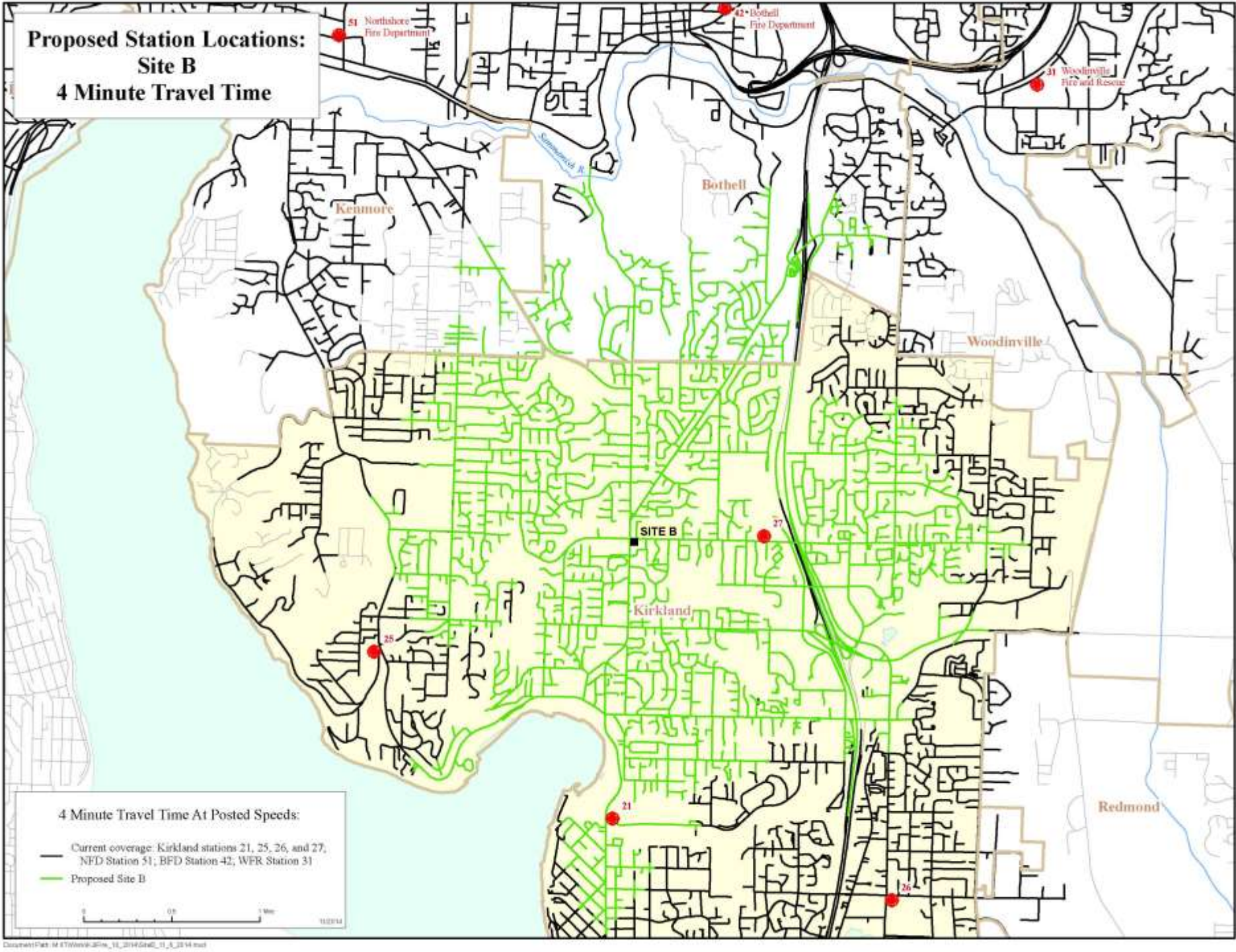
Original
New

SITE A

Gas Station



SITE B Church

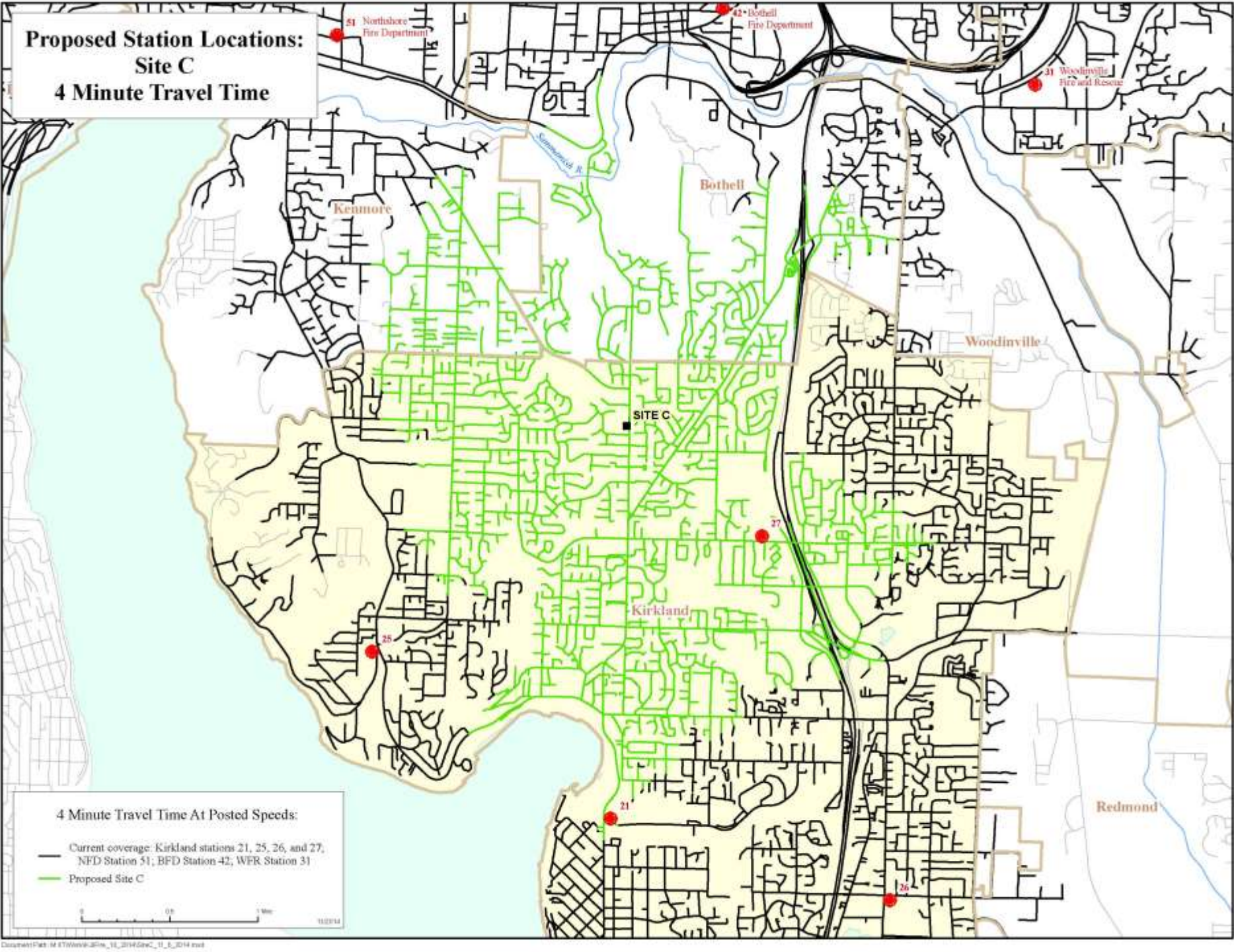


4 MIN RESPONSE MAP

fire station siting analysis

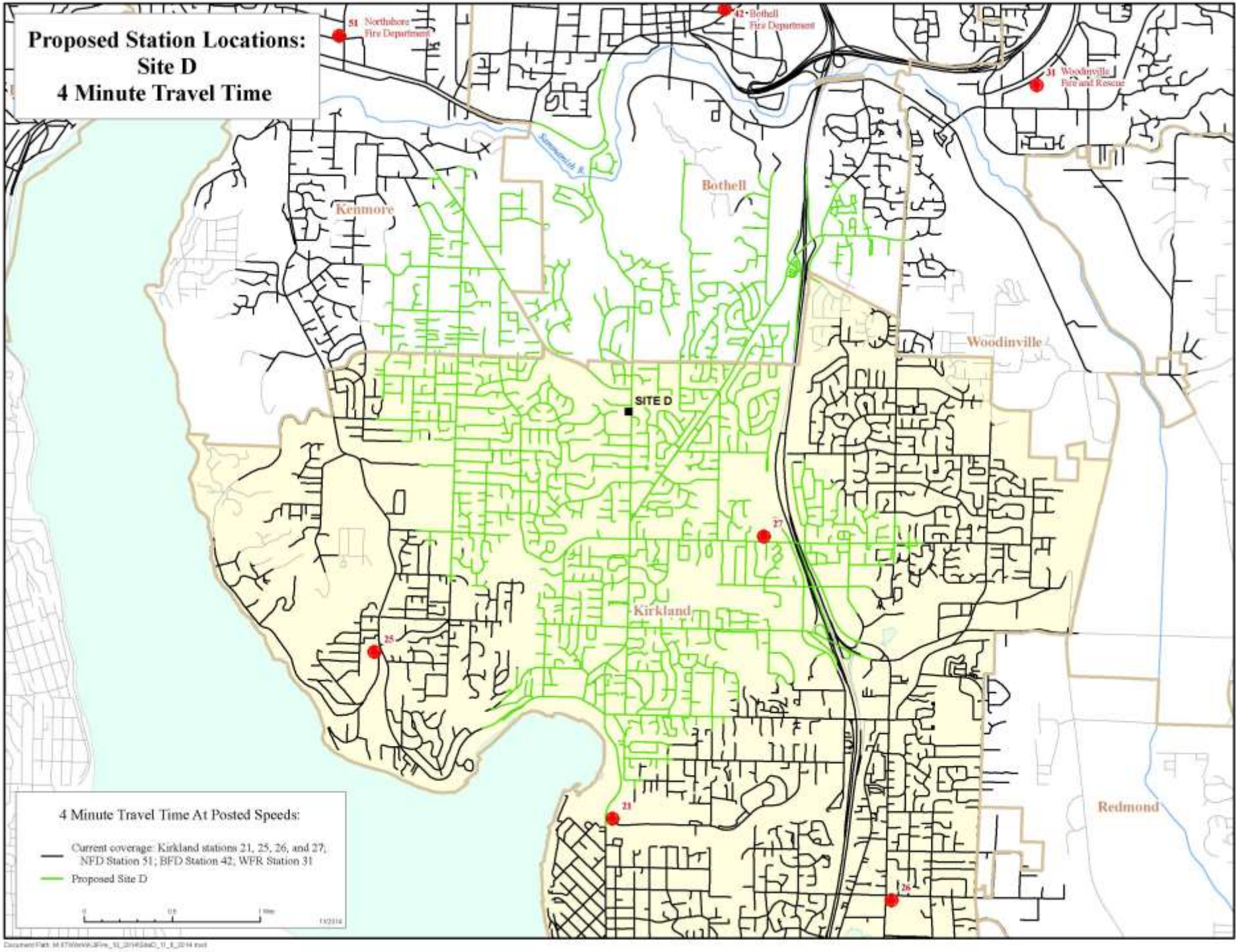
SITE C

Residential 1



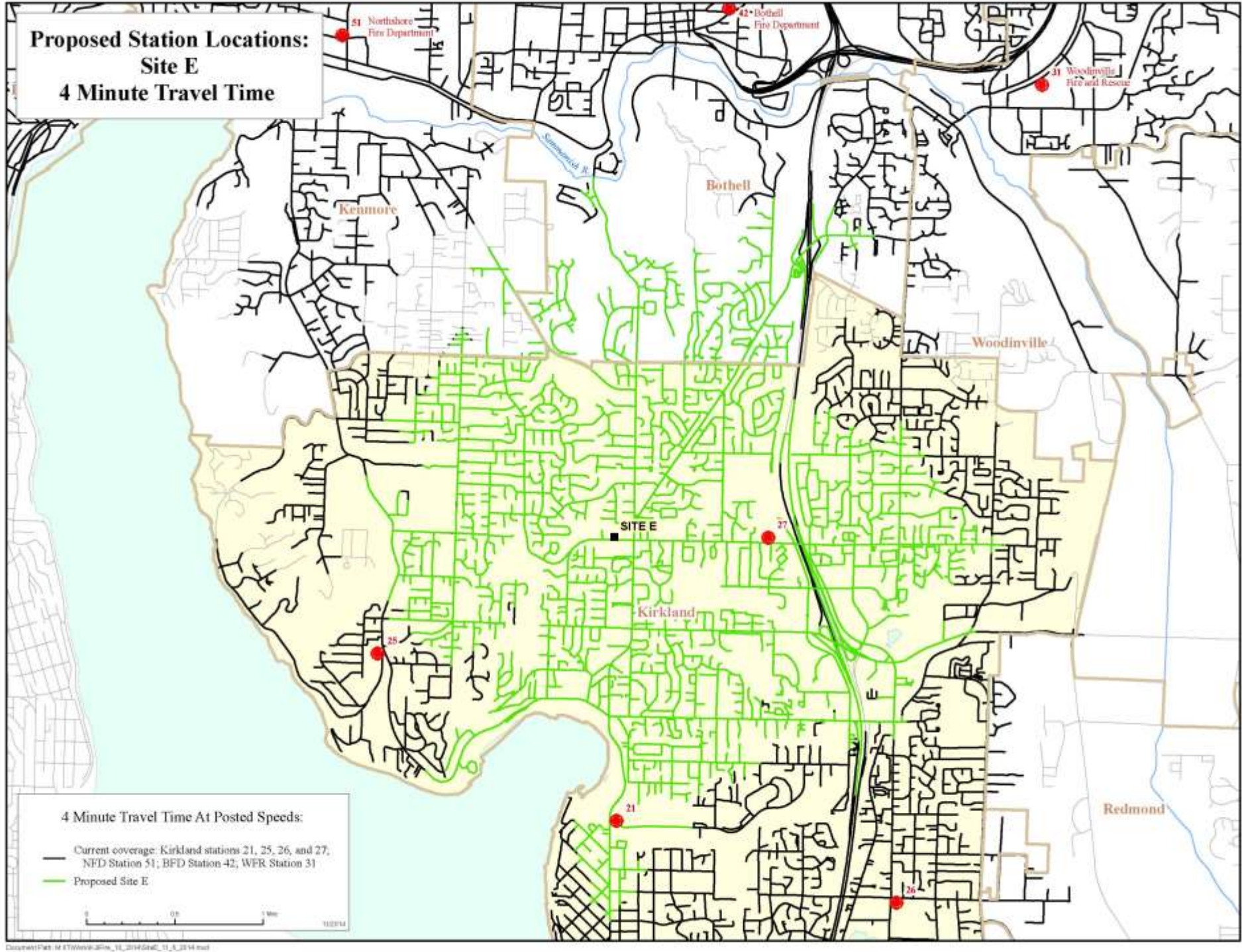
SITE D

Residential 2



SITE E1 & E2

Rite Aid

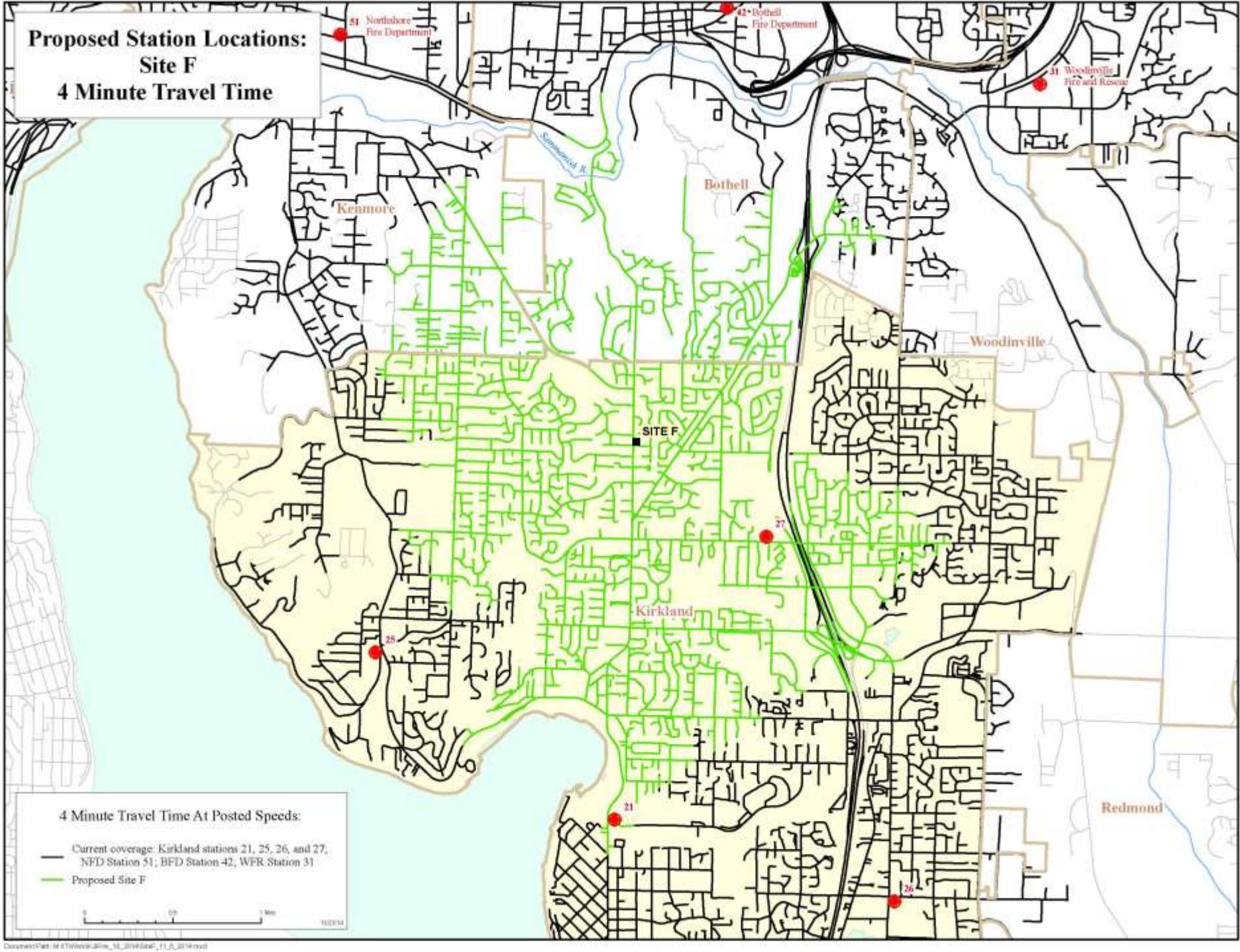


4 MIN RESPONSE MAP

fire station siting analysis

SITE F

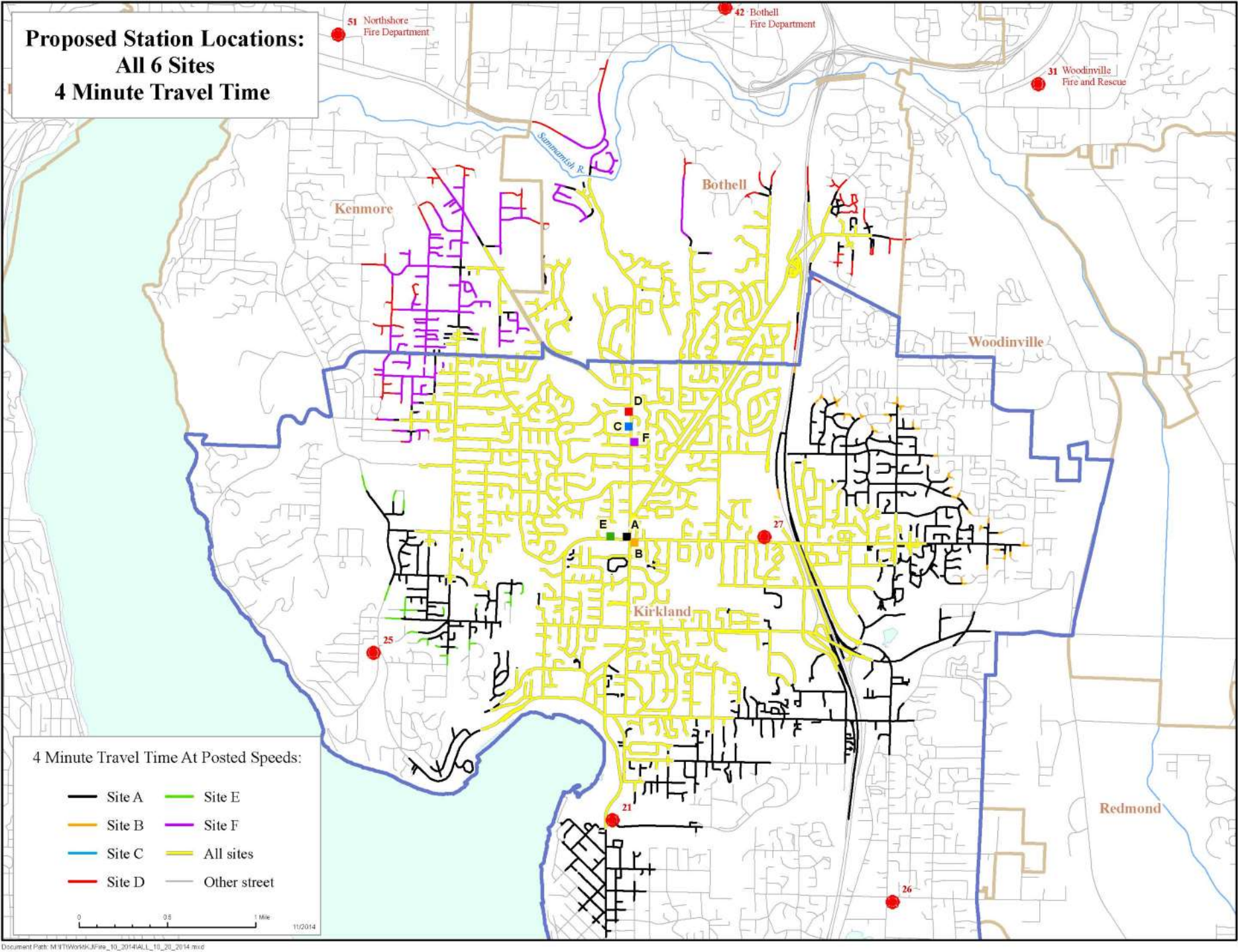
Public



4 MIN RESPONSE MAP

fire station siting analysis

Response
Time
Comparisons
of Potential
Sites



4 MIN RESPONSE MAP

fire station siting analysis

Site A – Gas Station

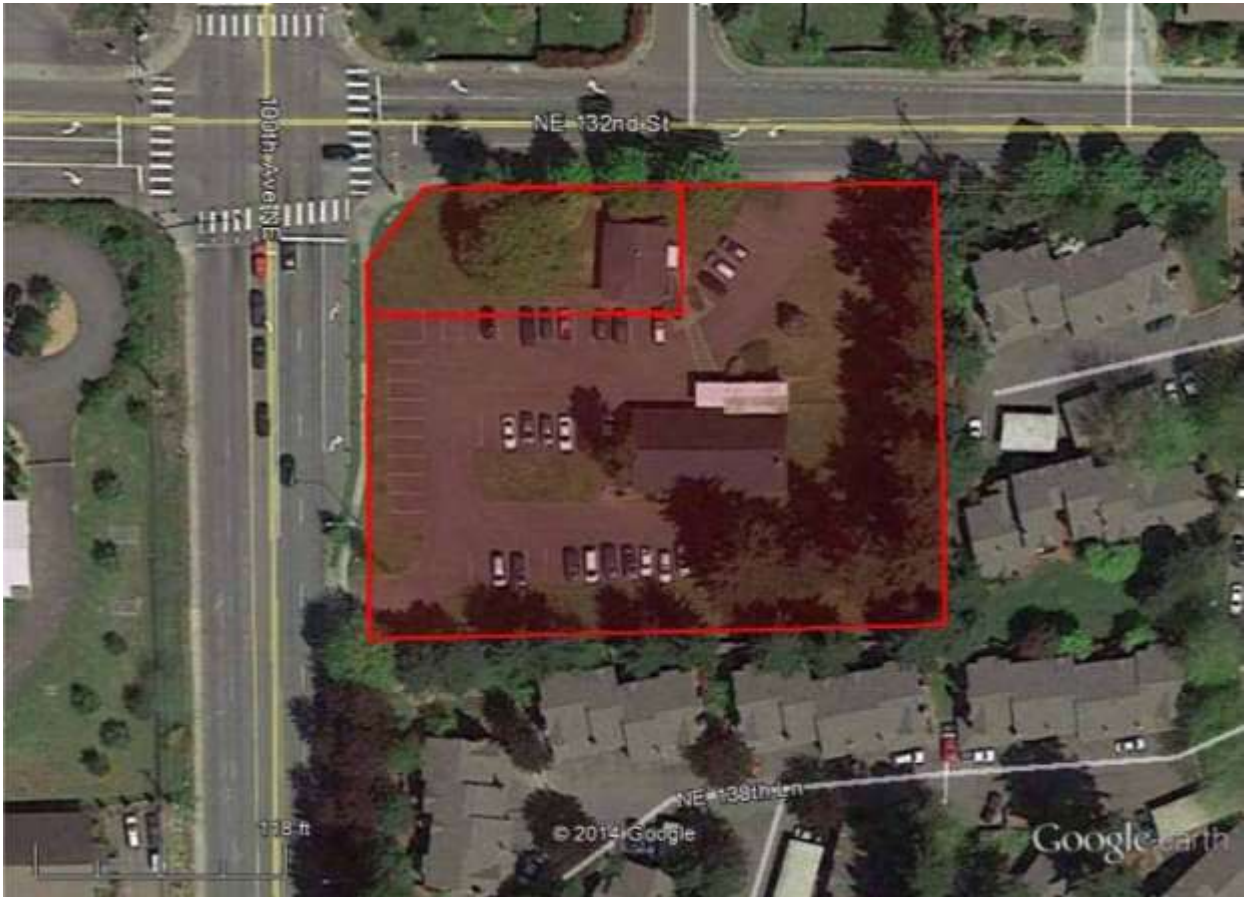
LOCATION	9950 NE 132 nd St	0.71 acres
PARCEL MAKEUP	Comprised of 1 parcel plus a portion of a parcel to the north as needed	
DESCRIPTION	Previous gas station location which has been demolished. Site is a corner parcel with retaining to the north and west sides.	
STATION 2 STORY	2 Story crew area, single story at apparatus bays, 3 drive-through bays	
RESPONSE	<ul style="list-style-type: none">• 4 minute response within jurisdiction	
PROS	<ul style="list-style-type: none">• Vacant site• No impact to residential neighbors• Site has two means of egress to adjacent streets• Site allows for drive-through bays• No identified wetland/habitat issues• Utilities are available	
CONS	<ul style="list-style-type: none">• Impacts future economic development• Environmental studies required to determine if the soil is contaminated from previous use (potential cost)• Significant retaining required• Cross slope across apron is challenging• Site is at major intersection, signal preemption recommended	



PROCESS

Site B - Church

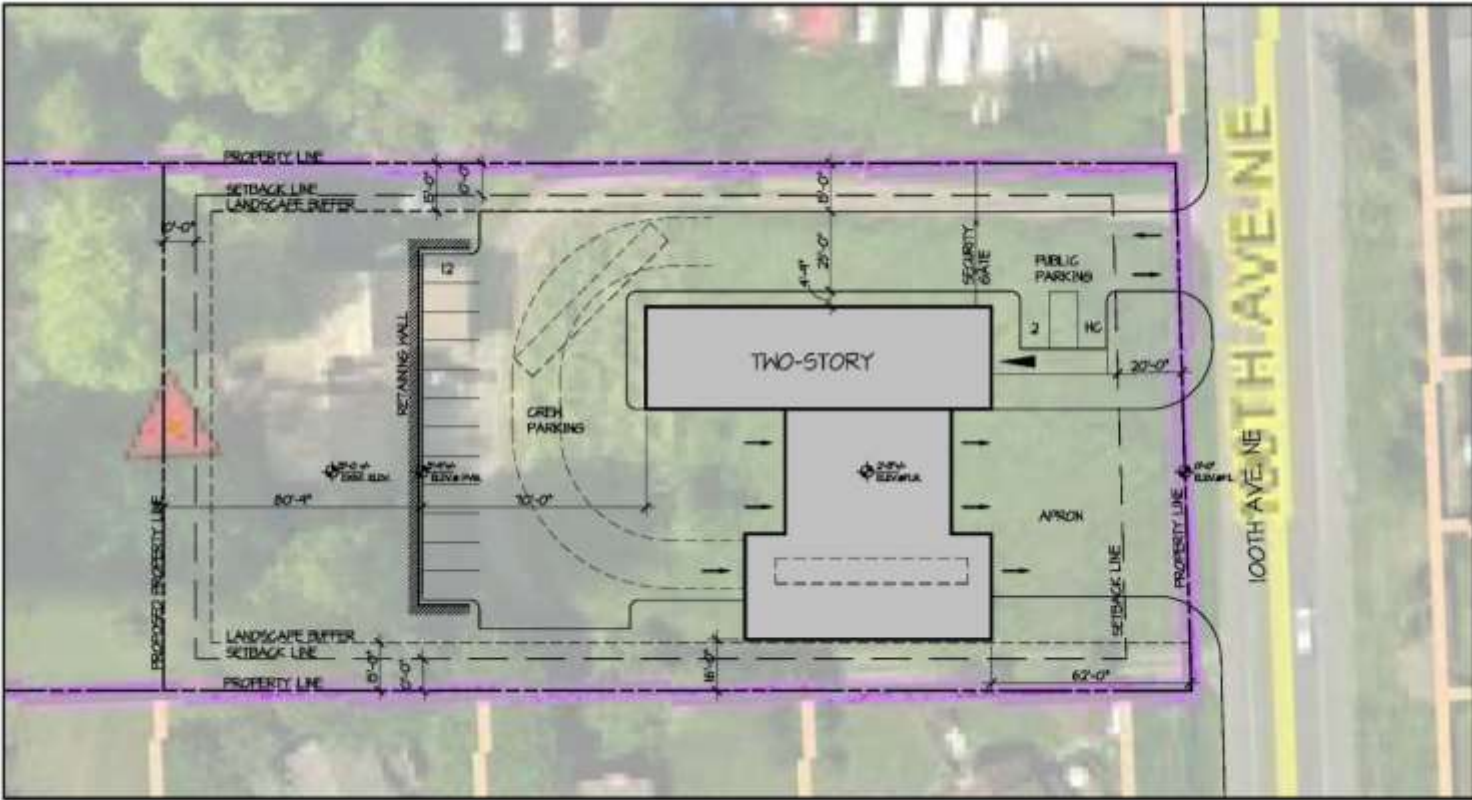
LOCATION	10007 NE 132 St.	1.40 acres
PARCEL MAKEUP	Comprised of 2 parcels	
DESCRIPTION	The corner parcels have a community church and associated residence	
STATION 2 STORY	2 story crew area, single story at apparatus bays, 3 drive-through bays	
RESPONSE	<ul style="list-style-type: none">4 minute response within jurisdiction	
PROS	<ul style="list-style-type: none">Potentially willing sellerResidences located to south and east however site size allows for significant bufferingSite has two means of egress to adjacent streetsSite allows for drive-through baysNo identified wetland/habitat issuesUtilities are available	
CONS	<ul style="list-style-type: none">Site is at a major intersection, signal preemption may be requiredDue to traffic queuing and turn lanes, the points of ingress and egress will need to be located at the southwest and northeast corners of the siteSite is not flat- the grade slopes southeastChurch would need to relocate	



PROCESS

Site C – Residential 1

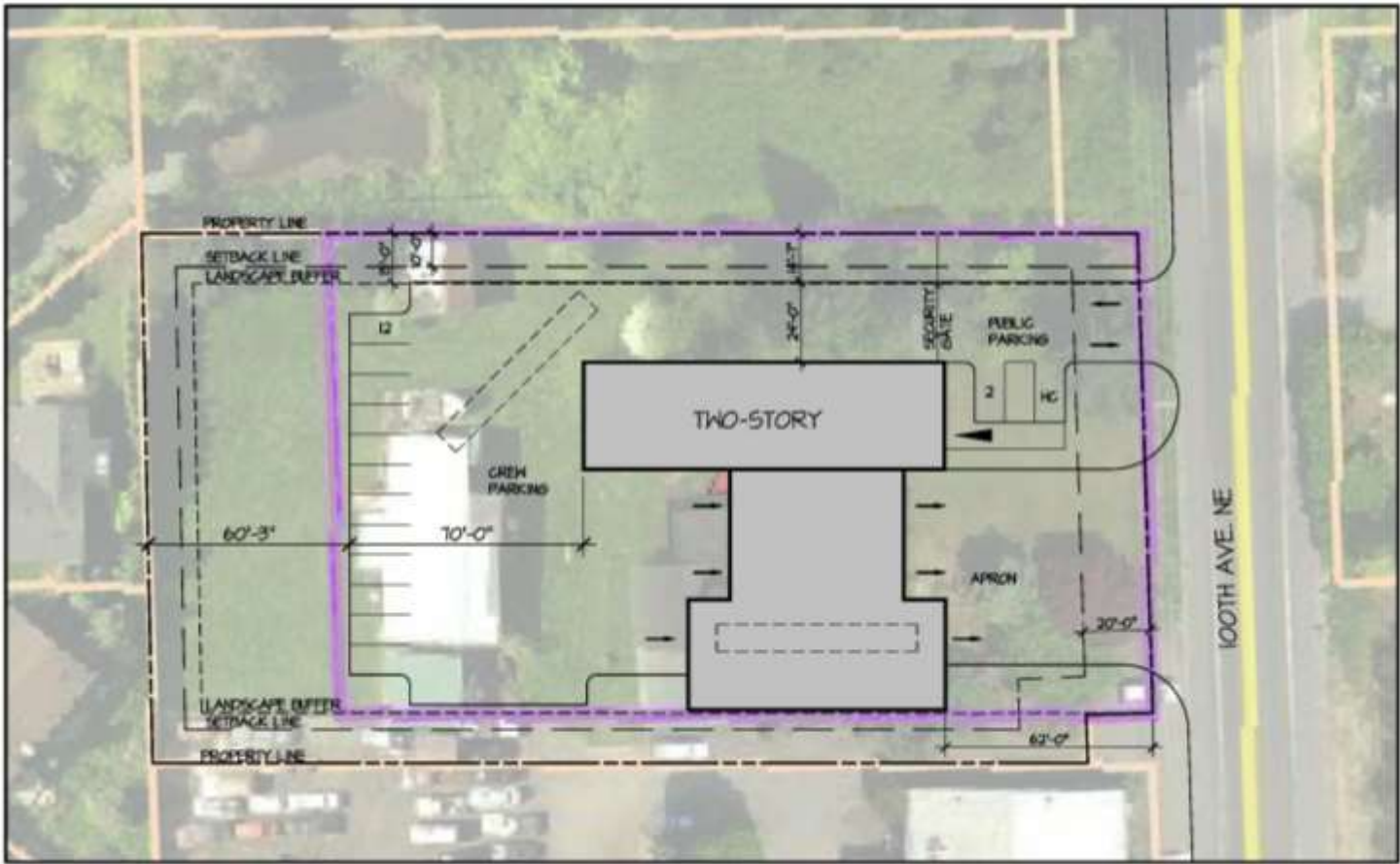
LOCATION	14207 100 th Ave NE	2.39 acres
PARCEL MAKEUP	Comprised of front half of one (1) parcel	
DESCRIPTION	Single Family residence on large lot	
STATION 2 STORY	2 Story crew area, single story at apparatus bays, 3 drive-through bays	
RESPONSE	<ul style="list-style-type: none">• 4 minute response within jurisdiction• Increases out of jurisdiction response	
PROS	<ul style="list-style-type: none">• Adjacent to commercial property one side• Minimal impact to residential neighbors• Site allows for drive-through bays• Relatively flat topography for required buildable area• No identified wetland/habitat issues• Utilities are available	
CONS	<ul style="list-style-type: none">• Unwilling seller• Residence would need to relocate• One means of egress into site• Slopes significantly at back of site• Narrow site• Limited options for building footprint configuration• Adjacent to residential properties one side	



PROCESS

Site D – Residential 2

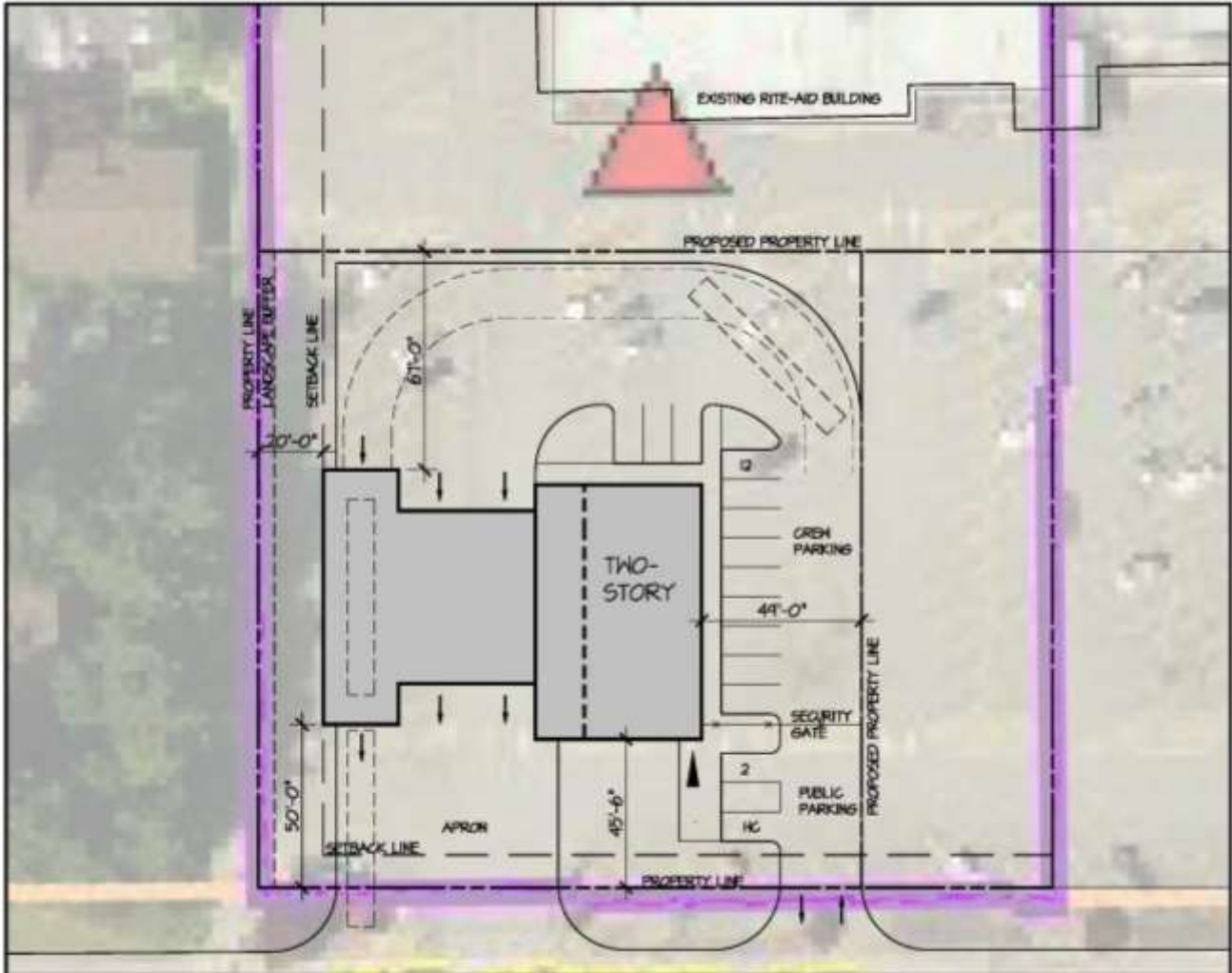
LOCATION	14237 & 14239 100th Ave. NE	1.09 acres
PARCEL MAKEUP	Comprised of two (2) parcels	
DESCRIPTION	Single family residence on larger parcel & adjacent vacant "L" shaped parcel. Combine both lots.	
STATION 2 STORY	2 Story crew area, single story at apparatus bays, 3 drive-through bays	
RESPONSE	<ul style="list-style-type: none">• 4 minute response within jurisdiction• Increases out of jurisdiction response	
PROS	<ul style="list-style-type: none">• Adjacent to commercial property one side• Minimal impact to residential neighbors• Relatively flat topography• No identified wetland/habitat issues• Utilities are available	
CONS	<ul style="list-style-type: none">• <i>Very narrow site (not viable with required setbacks)</i>• Limited options for building footprint configuration	



PROCESS

Site E1 – Rite Aid, Partial

LOCATION	9820 NE 132nd St.	1.09 acres
PARCEL MAKEUP	Comprised of partial Rite Aid parcel and partial Albertsons parcel	
DESCRIPTION	Existing Rite Aid parking lot and partial Albertsons parcel	
STATION 2 STORY	2 Story crew area, single story at apparatus bays, 3 drive-through bays	
RESPONSE	<ul style="list-style-type: none">4 minute response within jurisdiction	
PROS	<ul style="list-style-type: none">No impact to residential propertiesMinimal setback/buffer restrictionsRelatively flat topography-large open parking areaSite has two means of potential egress off siteNo identified wetland/habitat issuesUtilities are available	
CONS	<ul style="list-style-type: none">Impacts future economic developmentImpacts existing Rite Aid parking (currently over parked)Need to reallocate Albertsons parking to Rite Aid (currently over parked)	



PROCESS

Site E2 – Rite Aid, Full

LOCATION	9820 NE 132nd St.	2.52 acres
PARCEL MAKEUP	Comprised of one (1) parcel	
DESCRIPTION	Existing Rite Aid with large parking lot.	
STATION 2 STORY	2 Story crew area, single story at apparatus bays, 3 drive-through bays	
RESPONSE	<ul style="list-style-type: none">• 4 minute response within jurisdiction	
PROS	<ul style="list-style-type: none">• No impact to residential properties• Minimal setback/buffer restrictions• Relatively flat topography-large open parking area• Site has two means of potential egress off site• No identified wetland/habitat issues• Utilities are available• Potential resale of partial site	
CONS	<ul style="list-style-type: none">• Impacts future economic development• Rite Aid would need to relocate• Site is to large, co-development or partial sale	



PROCESS

Site F - Public

LOCATION	1400 Block of 100 th Ave NE	1.27 acres
PARCEL MAKEUP	Comprised of four (4) parcels	
DESCRIPTION	Vacant Land plus three adjacent single family residences.	
STATION 2 STORY	2 Story crew area, single story at apparatus bays, 3 back-in bays	
RESPONSE	<ul style="list-style-type: none">• 4 minute response within jurisdiction• Increases out of jurisdiction response	
PROS	<ul style="list-style-type: none">• No identified wetland/habitat issues• Utilities are available• One parcel is City owned	
CONS	<ul style="list-style-type: none">• Requires acquisition of three adjacent residential properties• Adjacent to residential neighbors• Takes over existing park in residential area• Significantly sloped topography (up towards 110th Ave. NE)• Slope to excessive for drive through bays- back in bays required however back in maneuvering for bays can occur on site• Corner parcel is the 2006 Wiviott Donation for future open space/park• Extensive grading and retaining required	



PROCESS

Land, Site Development & Building Costs (at 8,406 sq. ft)

Inflated to
2015 costs
+17%

TABLE 2 -- Land, Site Development and Building Costs (at 8,406 sq.ft.)

	2009 Mid School	2015 Mid School	Site A	Site B	Site C	Site D **	Site E1- Part	Site E2-Full ***	Site F
			Gas station	Church	Residential 1	Residential 2	Rite Aid	Rite Aid	Public
Acres			.71 ac	1.4 ac	2.39 ac	1.09 ac	1.09 ac	2.52 ac	1.27 ac
Land	0	0	1,200,000	2,000,000	2,587,500	NA	1,187,010	2,744,280.00	1,275,000.00
Site Dev	1,741,347	2,046,083	1,344,338	1,532,393	1,231,835	NA	1,001,606	1,001,606.00	1,391,238.00
Bldg (8,406 SF)	1,974,832	2,320,427	2,320,427	2,320,427	2,320,427	NA	2,320,427	2,320,427.00	2,320,427.00
Total	3,716,179	4,366,510	4,864,765	5,852,820	6,139,762	NA	4,509,043	6,066,313.00	4,986,665.00
Soft Cost 48% *	1,547,788	2,095,924	2,335,086	2,809,353	2,947,085	NA	2,164,340	2,911,829.24	2,393,598.20
Grand Total	\$ 5,263,967	\$ 6,462,434	\$ 7,199,851	\$ 8,662,173	\$ 9,086,847	NA	\$ 6,673,383	\$ 8,978,142	\$ 7,380,263
Change from 2009 Base		\$ 1,198,467	\$ 1,935,885	\$ 3,398,206	3,822,880	NA	1,409,416	\$ 3,714,176	\$ 2,116,297

* 2009 District soft costs at 41.65%; 2015 escalated/planning number at a more typical 48%

** Deemed too narrow to meet fire station access requirements.

*** Cost may be reduced through the resale of a portion of the property

COSTS

Land, Site Development & Building Costs (at 8,406 sq. ft)

TABLE 2 -- Land, Site Development and Building Costs (at 8,406 sq.ft.)

	2009 Mid School	2015 Mid School	Site A	Site B	Site C	Site D **	Site E1- Part	Site E2-Full ***	Site F
			Gas station	Church	Residential 1	Residential 2	Rite Aid	Rite Aid	Public
Acres			.71 ac	1.4 ac	2.39 ac	1.09 ac	1.09 ac	2.52 ac	1.27 ac
Land	0	0	1,200,000	2,000,000	2,587,500	NA	1,187,010	2,744,280.00	1,275,000.00
Site Dev	1,741,347	2,046,083	1,344,338	1,532,393	1,231,835	NA	1,001,606	1,001,606.00	1,391,238.00
Bldg (8,406 SF)	1,974,832	2,320,427	2,320,427	2,320,427	2,320,427	NA	2,320,427	2,320,427.00	2,320,427.00
Total	3,716,179	4,366,510	4,864,765	5,852,820	6,139,762	NA	4,509,043	6,066,313.00	4,986,665.00
Soft Cost 48% *	1,547,788	2,095,924	2,335,086	2,809,353	2,947,085	NA	2,164,340	2,911,829.24	2,393,598.20
Grand Total	\$ 5,263,967	\$ 6,462,434	\$ 7,199,851	\$ 8,662,173	\$ 9,086,847	NA	\$ 6,673,383	\$ 8,978,142	\$ 7,380,263
Change from 2009 Base		\$ 1,198,467	\$ 1,935,885	\$ 3,398,206	3,822,880	NA	1,409,416	\$ 3,714,176	\$ 2,116,297

* 2009 District soft costs at 41.65%; 2015 escalated/planning number at a more typical 48%

** Deemed too narrow to meet fire station access requirements.

*** Cost may be reduced through the resale of a portion of the property

	Not recommended
	Feasible- very difficult
	Feasible- difficult

COSTS

Land, Site Development & Building Costs (at different program requirements)

Table 3 – Land, Site Development and Building Costs (at different Program Requirements)

	2009	2015	Site A	Site B	Site C	Site D	Site E1- Part	Site E2-Full ***	Site F
	Mid School	Mid School	Gas station	Church	Residential 1	Residential 2	Rite Aid	Rite Aid	Public
Base 8,406 sq.ft.	5,263,967	6,462,434	7,199,851	8,662,173	9,086,847	NA	6,673,383	8,978,142	7,380,263
Low Range Prog. Requirements (\$850K)			8,049,851	9,512,173	9,936,847	NA	7,523,383	9,829,142	8,230,263
High Range Prog. Requirmeents (\$2.8M)			9,999,851	11,462,173	11,886,847	NA	9,473,383	11,778,142	10,180,263

*** Cost may be reduced through the resale of a portion of the property

- Not recommended
- Feasible- very difficult
- Feasible- difficult

COSTS

Financing Options

- Current cost estimates for new station range from \$7.5 - 11.9 million and do not include costs of any renovation to Station 25
- Current funding available:

Bond Proceeds from Fire District 41	\$	4,000,000
Remaining Cash from FD 41		1,200,000
Recommended 15-16 Budget Cash Set Aside		3,000,000
Total Identified Funding	\$	8,200,000

Financing Options

- Other potential sources:
 - General Capital Contingency
 - Real Estate Excise Tax
 - Councilmanic (non-voted) bonds
 - Voted bonds (excess levy requiring 60%)
 - Voted levy lid lift (requiring 50% +1)

- Current Interlocal Agreement provides that:
 - Proceeds from sale of stations 24 and 25 must be used to pay down outstanding District debt
 - If the City retains either station, the City is required to apply an amount equal to the fair market value to pay down outstanding District debt
- Fire District 41 Bond Counsel working to define a process to clarify intent:
 - Joint public hearing of the former Fire District 41 Commissioners and the Kirkland City Council
 - Agreement to modify the provisions
 - Notice to bond holder

City Council Direction Needed

- **Site Selection**
 - Direction to proceed with negotiations on preferred site(s)
- **Future City Council Decisions**
 - Select programmatic building elements
 - Station sizing
 - Station budget

DIRECTION

fire station siting analysis